

090.0

0001

0007.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

778,500 / 778,500

USE VALUE:

778,500 / 778,500

ASSESSED:

778,500 / 778,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		CRAWFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: RIORDAN WILLIAM G

Owner 2:

Owner 3:

Street 1: 2 CRAWFORD ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER

Owner 1: PASILLO MARK J -

Owner 2: -

Street 1: 2 CRAWFORD ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Wood Shingle Exterior and 1700 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5015		Sq. Ft.	Site		0	70.	1.14	5									399,316						399,300	

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY								Legal Description				User Acct			
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value										
101	5015.000	379,200		399,300	778,500										
Total Card	0.115	379,200		399,300	778,500					Entered Lot Size					
Total Parcel	0.115	379,200		399,300	778,500					Total Land:					
Source:	Market Adj Cost		Total Value per SQ unit /Card:	457.94	/Parcel: 457.94					Land Unit Type:					

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID		090.0-0001-0007.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	101	FV	379,200	0	5,015.	399,300	778,500		Year end	12/23/2021	
2021	101	FV	367,800	0	5,015.	399,300	767,100		Year End Roll	12/10/2020	
2020	101	FV	367,800	0	5,015.	399,300	767,100	767,100	Year End Roll	12/18/2019	
2019	101	FV	282,600	0	5,015.	405,000	687,600	687,600	Year End Roll	1/3/2019	
2018	101	FV	282,600	0	5,015.	302,300	584,900	584,900	Year End Roll	12/20/2017	
2017	101	FV	282,600	0	5,015.	273,800	556,400	556,400	Year End Roll	1/3/2017	
2016	101	FV	282,600	0	5,015.	262,400	545,000	545,000	Year End	1/4/2016	
2015	101	FV	267,000	0	5,015.	222,500	489,500	489,500	Year End Roll	12/11/2014	

SALES INFORMATION

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				7286	
PASILLO MARK J	43634-584		8/31/2004			564,500	No	No							
WILSON DOROTHY	42208-289		3/10/2004	Change>Sale		389,000	No	No							
	6481-397		1/1/1901	Family			No	No	N						

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/5/2004	214	Redo Kit	25,000	C		G6	GR FY06	upgrade elec/plum
7/31/2003	619	Re-Roof	7,500					

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	CC	Chris C
1/5/2009	Measured	372	PATRIOT
2/22/2005	Permit Visit	BR	B Rossignol
7/10/2004	MLS	MM	Mary M
1/21/2000	Mailer Sent		
1/21/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 6 - Colonial				Full Bath: 1	Rating: Very Good													
Sty Ht: 2 - 2 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good													
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:													
Sec Wall: 4 - Vinyl	30 %			OthrFix:	Rating:													
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID										
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid	Desc: Line 1	# Units 1								
Color: WHITE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Fpl: 1	Rating: Good			Other										
GENERAL INFORMATION				WSFlue:	Rating:			Upper										
Grade: C - Average				CONDOS INFORMATION				Lvl 2										
Year Blt: 1940	Eff Yr Blt:			Location:				Lvl 1										
Alt LUC:		Alt %:		Total Units:				Lower										
Jurisdct: G6		Fact: .		Floor:				Totals	RMS: 7	BRs: 3	Baths: 1	HB: 1						
Const Mod:				% Own:				REMODELING				RES BREAKDOWN						
Lump Sum Adj:				Name:				Exterior:	No Unit	RMS	BRS	FL						
INTERIOR INFORMATION				Phys Cond: GV - Good-VG	10. %			Interior:	1	7	3							
Avg Ht/FL: STD				Functional:		%		Additions:										
Prim Int Wal 2 - Plaster				Economic:		%		Kitchen: 2004										
Sec Int Wall:		%		Special:		%		Baths:										
Partition: T - Typical				Override:		%		Plumbing:										
Prim Floors: 3 - Hardwood				Total:	10.8 %			Electric:										
Sec Floors:		%		CALC SUMMARY				Heating:										
Bsmnt Flr: 12 - Concrete				Basic \$ / SQ: 130.00				General:										
Subfloor:				Size Adj.: 1.26764703				Totals	1	7	3							
Bsmnt Gar:				Const Adj.: 0.98990101														
Electric: 3 - Typical				Adj \$ / SQ: 163.130														
Insulation: 2 - Typical				Other Features: 89250														
Int vs Ext:				Grade Factor: 1.00														
Heat Fuel: 1 - Oil				NBHD Inf: 1.00000000														
Heat Type: 3 - Forced H/W				NBHD Mod:														
# Heat Sys: 1				LUC Factor: 1.00														
% Heated: 100		% AC:		Adj Total: 425097														
Solar HW: NO	Central Vac: NO			Depreciation: 45910														
% Com Wal	% Sprinkled			Depreciated Total: 379186														
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:										
Make:		Model:		Juris. Factor: 1.00		Before Depr: 163.13												
SPEC FEATURES/YARD ITEMS				Special Features: 0		Val/Su Net: 125.65												
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	PARCEL ID 090.0-0001-0007.0
More: N Total Yard Items: Total Special Features: Total:																		